

GRANDRIDGE MEADOWS HOMEOWNER'S ASSOCIATION

Minutes of the December 7, 2016 Annual Meeting of Members/Meeting of the Board of Directors

1.Call To Order

Brett Menaker, Board President, called the meeting to order at 6:00 p.m. at the Mid-Columbia Library

2.Roll Call

A quorum was present with the following directors in attendance:

Brett Menaker	Board President
Jim Lampman	Board and Architectural Committee Member
Rebecca Bowie	Board Secretary
Jack Briggs	Board and Architectural Committee Member
Steven Burke	Interim Board Member at Large, Interim Treasurer
Jack Donnelly	Board and Architectural Committee Member
Nichole Barker	Interim Board Vice President

Gayle Stack and Debbie Cooper from EverStar were also present.

3.Secretary Report

Approval of Minutes. Jack Briggs moved that the minutes from the October 2016 meeting be approved. Steven Burke seconded and the motion passed unanimously.

4.Financial Report

Gayle Stack presented the financial report through October. Income was \$700.63 with \$50 dues, a late fee and most from recovery of lien fees. Operating expenses were \$2,550.30 consisting of management fee, insurance, landscape contract & repairs. There were no irrigation expenses in October. Year to date income \$26,086.40 thanks to Everstar for enhanced collection of delinquent accounts.

5.Voting for 2016 Board of Director Members

Rebecca read the results of the ballot. Brett asked if there were any interested candidates or nominations and there were none. By a show of hands, ballots turned in and proxy ballots the current board was re-elected for another year 2017.

6.Budget 2017

Landscape \$6,049.61, Jim Lampman corrected for the record. Brett congratulated the architectural committee. By a show of hands and ballots turned in the 2017 budget was approved.

7.Left over funds

The board of directors recommended left over funds is placed in the reserve account in case of catastrophic needs. There is \$25,008 in the reserve account at present. By a show of hands of the homeowners present agreed with the board's recommendation.

8.Homeowner comments

Brett asked if there were any comments from the homeowners. One homeowner asked what would be a catastrophic need. Mostly landscaping/irrigation. It costs \$70-100 to replace one arborvitae tree. We currently have roughly 250 arborvitae and bushes. Another question was if we carry insurance to cover vandalism. We have liability and directors insurance. The HOA owns some

property, walkways and the strip where arborvitaes are planted and the Montana Street median. Another question was if we could decorate the main entrance for the holidays. This has been considered before but because there is no electricity at the location currently we are unable to. Adding electricity to the location can be considered when and if upgrades are needed.

Brett motioned to close the annual meeting at 6:26, Jim Lampson seconded and the meeting was adjourned.

Meeting of the Board of Directors

Immediately following the Annual Meeting of Members the meeting of the Board of Directors commenced.

1. Elect officers for 2017

Brett announced officers as recommended from the ad hoc committee. Jack moved to approve and Jim seconded.

Nichole Barker	Board President
Jim Lampman	Board and Architectural Committee Member
Rebecca Bowie	Board Secretary
Jack Briggs	Board and Architectural Committee Member
Steven Burke	Board Treasurer
Jack Donnelly	Board and Architectural Committee Member
Brett Menaker	Board Vice President

2. Request from Mr. Patterson. Mr. and Mrs. Patterson purchased property at 8602 W. Bruneau Place and they want to use the property as a rental without living in it for one year. Currently there are 15-16 homes being rented out of 141 homes. This exceeds the threshold of 10% therefore new owners are required to live in the home for one year prior to renting. Jack Briggs moved to reject the request. Nicole Barker seconded the motion. All 7 board members were in agreement of the rejection. Mr. and Mrs. Patterson were given time to speak. Both realtors involved were given a copy of the HOA bylaws. The board expressed understanding and sympathized with the Patterson's plight. Mr. Patterson expressed disappointment in the decision.

3. 2016 HOA tax return. The HOA will hire an accountant to do the 2016 tax return. Form 1020H will be utilized since the HOA is non-profit. In 2015 Clifton Larson did the tax return and charged \$705. Everstar provides all the information making the filing a matter of filling in the form and submitting. It was agreed that \$705 seems excessive. Brett contacted 3 accountants for proposals. Heather Barnett from A Plus Accounting did not respond. Linda Preston declined. Ron Burt gave an estimate "not to exceed \$300". Brett proposed we have Ron Burt do the tax return. Jack moved to approve and Jim seconded, motion carried.

4. Other announcements. Jack Briggs expressed gratitude to Brett for standing in as president through 2016. Jim Lampman announced the winners of the Christmas light contest. Brett introduced Gayle and Debbie from Everstar Management Company and Jim Lampman expressed gratitude for their good works.

Brett motioned to close the meeting at 6:58, Jim Lampson seconded and the meeting was adjourned.